

**STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE
CITY OF HUNTINGTON PARK OVERSIGHT BOARD**

**CITY OF HUNTINGTON PARK
CITY COUNCIL CHAMBERS
6550 MILES AVENUE
HUNTINGTON PARK, CALIFORNIA, 90255**

Wednesday, November 13, 2013

4:30 PM

I. CALL TO ORDER

Chair Guerrero called the meeting to order at 4:42 p.m.

II. ROLL CALL

Estevan Padilla, Oversight Board staff called the roll.

Present: Board Member Luis Buendia, Board Member Albert Fontanez, ,
Board Member Theresa Villegas, Vice Chair Yolanda Duarte and
Chair Elba Guerrero

Absent: Board Member Richard Verches, Board Member Katherine
Hennigan (arrived at 4:47 p.m)

III. ADMINISTRATIVE MATTERS

1. Self-introduction of newly appointed Oversight Board member. (13-5295)

This item was taken out of order.

Estevan Padilla, Oversight Board staff, administered the Oath of Office for Board Member Hennigan.

Board Member Hennigan provided a brief self-introduction.

2. Recommendation: Approve the Statement of Proceedings for the September 25, 2013 Special Meeting. (13-5285)

On motion of Board Member Villegas, seconded by Board Member Fontanez, unanimously carried (Board Member Hennigan and Verches being absent), the Board approved the Statement of Proceedings from September 25, 2013.

Attachments: [SUPPORTING DOCUMENT](#)

3. Recommendation: Approve the Statement of Proceedings for the October 30, 2013 Special Meeting. (13-5287)

On motion of Vice Chair Duarte, seconded by Board Member Fontanez, unanimously carried (Board Member Hennigan and Verches being absent), the Board approved the Statement of Proceedings from October 10, 2013.

Attachments: [SUPPORTING DOCUMENT](#)

4. Adopt a Resolution approving a Purchase and Sale Agreement for property located at 6329 Pacific Boulevard (Heritage Plaza). (13-5288)

Julio Morales, Director of Finance, recommended that the Board approve the Purchase and Sale Agreement for the property located at 6329 Pacific Boulevard (Heritage Plaza). He added that if approved by the Oversight Board, the Successor Agency will then present the Purchase and Sale Agreement to the Huntington Park City Council for their approval. Lastly, Mr. Morales indicated the Purchase and Sale Agreement will be forwarded to the Department of Finance (DOF) for final approval.

Mr. Morales added that an important component within the deal stipulates the Successor Agency must pay for 50% of the closing costs and provide access to the parking easement.

On motion of Board Vice Chair Duarte, seconded by Board Member Fontanez, unanimously carried (Board Member Hennigan and Verches being absent), the Board adopted a Resolution approving a Purchase and Sale agreement for property located at 6329 Pacific Boulevard (Heritage Plaza).

Ayes: 5 - Board Member Buendia, Board Member Fontanez, Board Member Villegas, Vice Chair Duarte and Chair Guerrero

Absent: 2 - Board Member Hennigan and Board Member Verches

Attachments: [SUPPORTING DOCUMENT](#)

IV. CLOSED SESSION ITEMS

By Common Consent, there being no objection (Board Member Verches being absent), the Board entered into Closed Session at 4:47 p.m.

5. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Government Code Section 54956.8
Property: 7116 Rugby Avenue, Huntington Park, California
Agency negotiator: Julio Morales, Finance Director
Negotiating parties: Julio Morales, Finance Director, and Jones Lang LaSalle
Under Negotiation: Price and Terms of Payment (13-4167)
6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Government Code Section 54956.8
Property: 6100-61114 Carmelita Avenue, 6126 Bear Avenue, 3806-3828 61st Street, Huntington Park, California
Agency negotiator: Julio Morales, Finance Director
Negotiating parties: Julio Morales, Finance Director, and Jones Lang LaSalle
Under Negotiation: Price and Terms of Payment. (13-4170)
7. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Government Code Section 54956.8
Property: 5959-6169 South Alameda Street, Huntington Park, California
Agency negotiator: Julio Morales, Finance Director
Negotiating parties: Julio Morales, Finance Director, and Jones Lang LaSalle
Under negotiation: Price and Terms of Payment. (13-4171)

Closed Session adjourned and Open Session reconvened at 5:12 p.m. with the following Board Members present: Buendia, Fontanez, Hennigan, Villegas, Vice Chair Duarte, and Chair Guerrero. Board Members Verches was absent.

ACTION TAKEN:

Matt Summers, Oversight Board Legal Counsel, reported that a discussion took place between the Board Members and the Real Property Negotiators on several pieces of properties that are for sale through the Long Range Property Management Plan (LRPMP). Mr. Summers noted the Oversight Board provided direction to the Successor Agency regarding Real Properties. Mr. Summers concluded that no reportable action was taken.

V. MISCELLANEOUS

8. Matters not posted on the agenda (to be presented and placed on the Agenda for a future meeting). (13-5280)
There were none.
9. Public Comment (opportunity for Member of the Public to address the Board on items of interest that are within the Jurisdiction of the Board). (13-5282)
There were none.
10. Chair and Board Member Comments. (13-5283)
There were none.
11. Adjournment of the Regular Meeting of November 13, 2013. (13-5284)
The meeting adjourned at 5:18 p.m.